182.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,000 / 742,000
					USE VALUE:	742,000 / 742,000
					ASSESSED:	742,000 / 742,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANKUDAKIS JAMES C JR
Owner 2:	
Owner 3:	
Street 1:	11 SAGAMORE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRANKUDAKIS POPPY C -
Owner 2:	-
Street 1:	11 SAGAMORE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2131 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6768.000	305,900		436,100	742,000
Total Card	0.155	305,900		436,100	742,000
Total Parcel	0.155	305,900		436,100	742,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.16 /Parcel: 348.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123137

GIS Ref

GIS Ref

Insp Date 02/06/14

!14243!

PREVIOUS ASSESSMENT

Parcel ID 182.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	305,900	0	6,768.	436,100	742,000		Year end	12/23/2021
2021	101	FV	296,700	0	6,768.	436,100	732,800		Year End Roll	12/10/2020
2020	101	FV	296,700	0	6,768.	436,100	732,800	732,800	Year End Roll	12/18/2019
2019	101	FV	237,100	0	6,768.	436,100	673,200	673,200	Year End Roll	1/3/2019
2018	101	FV	237,100	0	6,768.	367,600	604,700	604,700	Year End Roll	12/20/2017
2017	101	FV	237,100	0	6,768.	336,400	573,500	573,500	Year End Roll	1/3/2017
2016	101	FV	237,100	0	6,768.	286,600	523,700	523,700	Year End	1/4/2016
2015	101	FV	231,400	0	6,768.	249,200	480,600	480,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:37:41

LAST REV

Date	Time
10/21/21	10:13:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14243

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKUDAKIS POP	78872-534	1	10/8/2021	Family	1	No	No		
FRANKUDAKIS POP	78871-485	1	10/7/2021	Convenience	1	No	No		
FRANKUDAKIS JAM	69703-540		8/1/2017	Convenience	1	No	No		James Charles Frankudakis dod 7/13/2021
	9059-550		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2000	943	Siding	12,000	C				VINYL SIDING -ALUM

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2014	Meas/Inspect	PC	PHIL C
10/15/2008	Measured	197	PATRIOT
3/12/2001	External Ins	PM	Peter M
3/6/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6768		Sq. Ft.	Site		0	70.	0.92	7									436,129						436,100	

Total AC/HA:	0.15537	Total SF/SM:	6768	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,129	Spl Credit		Total:	436,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29338229
Const Adj.:	0.99989998
Adj $ / SQ:	168.123
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415564
Depreciation:	109709
Depreciated Total:	305855

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

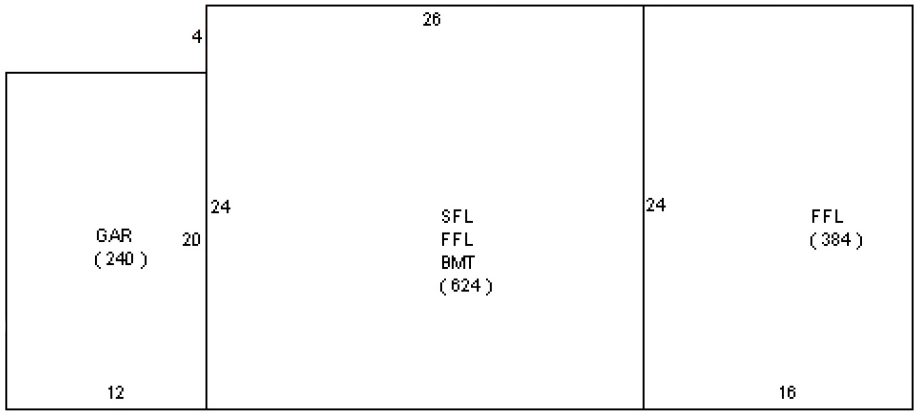
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.12
Special Features:	0	Val/Su Net:	122.56
Final Total:	305900	Val/Su SzAd	187.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	168.120	169,468
BMT	Basement	624	76.660	47,838
SFL	Second Floor	624	168.120	104,909
GAR	Garage	240	25.410	6,099
	Net Sketched Area:	2,496	Total:	328,314
Size Ad	1632	Gross Area	2496	FinArea 2131

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: